008.0	0002	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,074,700	/	1,074,700
USE VALUE:	1,074,700	/	1,074,700
ASSESSED:	1,074,700	/	1,074,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22	-24	LINWOOD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CONROY MARTIN C/TRUSTEE
Owner 2:	THE LINWOOD TRUST
Owner 3:	
Street 1:	9 FREEMAN STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .147 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Asphalt Exterior and 3042 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6405.000	580,700	4,300	489,700	1,074,700
Total Card	0.147	580,700	4,300	489,700	1,074,700
Total Parcel	0.147	580,700	4,300	489,700	1,074,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 353.29 | /Parcel: 353.29

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 008.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	580,700	4300	6,405.	489,700	1,074,700		Year end	12/23/2021
2021	104	FV	554,100	4300	6,405.	489,700	1,048,100		Year End Roll	12/10/2020
2020	104	FV	554,400	4300	6,405.	489,700	1,048,400	1,048,400	Year End Roll	12/18/2019
2019	104	FV	408,300	4300	6,405.	520,300	932,900	932,900	Year End Roll	1/3/2019
2018	104	FV	407,900	4300	6,405.	379,500	791,700	791,700	Year End Roll	12/20/2017
2017	104	FV	382,200	4300	6,405.	330,600	717,100	717,100	Year End Roll	1/3/2017
2016	104	FV	382,200	4300	6,405.	281,600	668,100	668,100	Year End	1/4/2016
2015	104	FV	339,900	4300	6,405.	275,500	619,700	619,700	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 762

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13802-201		10/1/1979		67,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/4/2017	MEAS&NOTICE	HS	Hanne S
5/14/2009	Measured	372	PATRIOT
9/24/1999	Mailer Sent		
9/24/1999	Measured	263	PATRIOT
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6405		Sq. Ft.	Site		0	80.	0.96	1									489,721						489,700	

Total AC/HA:	0.14704	Total SF/SM:	6405	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	489,721	Spl Credit		Total:	489,700

PRINT

Date	Time
12/29/21	18:58:25

LAST REV

Date	Time
11/20/17	08:06:42
ekelly	

User Acct: 7076

GIS Ref:

GIS Ref:

Insp Date: 11/04/17

!762!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	7076
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	11 - Asphalt		
Sec Wall:	4 - Vinyl	5	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.03602934
Const Adj.:	0.94047773
Adj $ / SQ:	175.385
Other Features:	120000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	713441
Depreciation:	132700
Depreciated Total:	580741

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

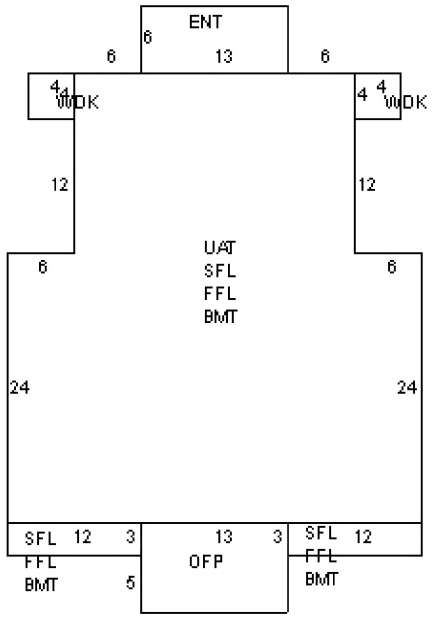
No Unit	RMS	BRS	FL
1	5	3	
1	5	2	
Totals			
2	10	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	175.39
Special Features:	0	Val/Su Net:	125.80
Final Total:	580700	Val/Su SzAd	213.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,360	52.620	71,557
FFL	First Floor	1,360	175.390	238,524
SFL	Second Floor	1,360	175.390	238,524
UAT	Upper Attic	322	122.770	39,532
OFP	Open Porch	104	30.440	3,166
ENT	ENTRY	78	21.250	1,657
WDK	Deck	32	15.050	482
	Net Sketched Area:	4,616	Total:	593,442
Size Ad	2720	Gross Area	5582	FinArea 3042

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 008.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	F	AV	1930	19.75	T	40	104			4,300			4,300

More:	N	Total Yard Items:	4,300	Total Special Featues:		Total:	4,300